

ZONING AND BUILDING AGENDA

JANUARY 4, 2006

THE ZONING BOARD OF APPEALS RECOMMENDATIONS

264993 DOCKET #7648 – ROBERT SANFRATELLO, Owner, 4910 South Paulina Street, Chicago, Illinois 60609, Application (No. SU-04-03). Submitted by Same. Seeking a SPECIAL USE, UNIQUE USE in the C-4 General Commercial District for an automobile laundry and car wash in an existing one story building in Section 9 of Stickney Township. Property consists of .58 of an acre, located on the east side of Central Avenue, approximately 197 feet south of 49th Street. Intended use: Automobile laundry and car wash. **Recommendation: That the applicant be granted a one year extension.**

Conditions: None

Objectors: No municipalities or homeowners objected.

*Previously granted by the Cook County Board of Commissioners on September 21, 2004, Special Use for Unique Use, previously approved, in the C-4 General Commercial District for an automobile laundry and car wash.

269351 DOCKET #7546 – M. & C. MALUSA, Owners, Application: Variation to increase floor area ratio from .40 to .42; reduce right interior side yard setback from 10 feet to 1 foot; and reduce rear yard setback from 40 feet to 23 feet for an addition in the R-5 Single Family Residence District. The subject property consists of approximately .20 of an acre, located on the north side of Gregory Street, approximately 145 feet east of Washington Street in Norwood Park Township. **Recommendation: That the applicant be granted a one year extension.**

Conditions: None

Objectors: No municipalities or homeowners objected.

*Previously granted by the Cook County Board of Commissioners on February 1, 2005, The Variation, previously approved, sought to increase floor area ratio from .40 to .42; reduce right interior side yard setback from 10' to 1 foot; and reduce rear yard setback from 40' to 23' for an addition in R-5 Single Family Residence District.

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS

274866 DOCKET #7778 – L. DAIDONE, Owner Application: Variation to reduce side yard setback from 10 feet to 1 foot and reduce distance between principal and accessory structure from 10 feet to 5 feet for a proposed detached garaged in the R-5 Single Family Residence District. The subject property consists of approximately 0.23 of an acre, located on the east side of Geneva Avenue, approximately 68.50 feet north of Schubert Avenue in Leyden Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

274867 DOCKET #7983 – NORTH MAINE FIRE PROTECTION DISTRICT, Owner Application: Variation to increase square footage of proposed identification sign from 32 square feet to 48 square feet in the R-5 Single Family Residence District. The subject property consists of approximately 0.92 of an acre, located on the northeast corner of Potter Road and Lady Bird Lane in Maine Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS

274868 DOCKET #7984 – Z. KASPRZYK, Owner Application: Variation to reduce lot area from 40,000 square feet to 37,753 square feet (existing) and reduce front yard setback from 40 feet to 34 feet for a proposed 2nd story addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.87 of an acre, located on the southwest corner of 151st Street and 108th Avenue in Orland Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

274869 DOCKET #7985 – J. WINTER, Owner Application: Variation to increase height of fence in front yard from 3 feet to 6 feet for a privacy fence in the R-7 General Residence District. The subject property consists of approximately 0.09 of an acre, located on the west side Dee Road, approximately 303 feet north of Dempster Street in Maine Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

274870 DOCKET #7987 – V. KUCERA, Owner Application: Variation to reduce front yard setback from 25 feet to 13 feet (existing); reduce right interior side yard setback from 10 feet to 8 feet; reduce rear yard setback from 5 feet to 0 feet; reduce lot area from 40,000 square feet to 15,000 square feet (existing); reduce lot width from 150 feet to 120 feet (existing) for proposed detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.35 of an acre, located on the west side of Stanley Avenue, approximately 241 feet north of 39th Street in Riverside Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

274871 DOCKET #7988 – E. LESNICKI, Owner Application: Variation to reduce front yard setback from 25 feet to 22 feet; reduce both interior side yard setbacks from 10 feet to 4.5 feet; increase floor area ratio from .40 feet to .60 feet for a new single family residence and reduce rear yard setback from 5 feet to 3 feet for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.09 of an acre, located on the west side of Latrobe Avenue, approximately 64 feet north of 49th Street in Stickney Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

274872 DOCKET #7989 – R. & S. SCHLOSSER, Owners Application: Variation to reduce front yard setback from 30 feet to 22 feet for a porch and 2nd story addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.27 of an acre, located on the south side of Harrison Street, approximately 179 feet west of Crescent Drive in Maine Township.

Recommendation: That the application be granted.

Conditions: None

Objectors: None

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS

- 274873 DOCKET #7990 – SANCTUARY OF ORLAND PARK IN TRUST, Owner Application: Variation to reduce interior side yard setback from 15 feet to 10 feet; reduce corner side yard setback from 25 feet to 15 feet; reduce rear yard setback from 50 feet to 30 feet; increase floor area ratio from .15 to .40 for all 23 lots in a planned unit development in the R-3 Single Family Residence District. The subject property consists of approximately 7.8 acres, located on the east side of Sanctuary Drive, approximately 1,281 feet south of 143rd Street in Orland Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None
- 274874 DOCKET #7991 – C. ANDERSEN, JR., Owner Application: Variation to reduce left interior side yard setback from 10 feet to 6 feet 8 inches; for proposed attached garage addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.23 of an acre, located on the west side of Kristoffer Lane, approximately 584 feet south of 135th Street in Orland Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: Next door neighbor appeared and objected.
- 274875 DOCKET #7992 - J. MARUSARZ, Owner Application: Variation to reduce left interior side yard setback from 10 feet to 5 feet for proposed single family residence; and reduce right interior side yard setback for detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.12 of an acre, located on the north side of 72nd Street, approximately 62 feet east of Nottingham Avenue in Stickney Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None
- 274876 DOCKET #7993 – J. MARUSARZ, Owner Application: Variation to reduce both interior side yard setbacks from 10 feet to 5 feet; and increase the floor area ratio from .40 to .50 for a single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.15 of an acre, located on the north side of 73rd Place, approximately 200 feet west of Harlem Avenue in Stickney Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None
- 274877 DOCKET #7994 – F. Las, Owner Application: Variation to reduce both interior side yard setbacks from 10 feet to 5 feet; and increase the floor area ratio from .40 to .50 for a single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.15 of an acre, located on the north side of 74th Street, approximately 128 feet west of Nottingham Avenue in Stickney Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None
- 274878 Docket #7995 – F. Las, Owner Application: Variation to reduce both interior side yard setbacks from 10 feet to 5 feet; and increase the floor area ratio from .40 to .50 for a single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.15 of an acre, located on the north side of 74th Street, approximately 178 feet west of Nottingham Avenue in Stickney Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None

* The next regularly scheduled meeting is presently set for Wednesday, January 18, 2006.